



BREENS

Dell Road

Enfield · EN3

ASKING PRICE

£475,000

FREEHOLD



BREENS

THE HOME

Dell Road

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KEY FEATURES

- CHAIN FREE - 1930s Built Mid Terrace Family Home
- Well Maintained Throughout
- Living Reception Room
- Fitted kitchen/Dining Room
- Three Bedrooms
- First Floor Bathroom (White Suite)
- Gas Central Heating And Double Glazing
- Private Rear Garden Approximately 55FT
- High Specification Outbuilding/Home Gym
- Popular Residential Turning

EPC RATING

COUNCIL TAX BAND

C

3

BEDROOMS

1

BATHROOMS

1

RECEPTIONS



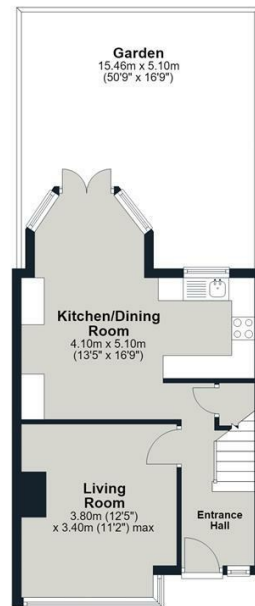
FLOOR PLAN

APPROX 1105.50 SQ FT

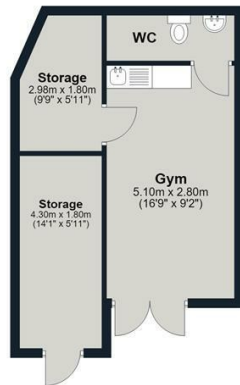
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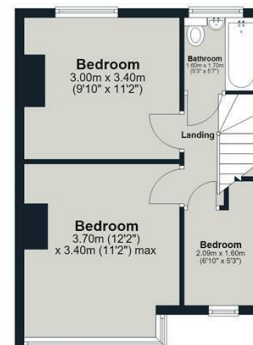
Ground Floor
Approx. 38.0 sq. metres (408.5 sq. feet)
(excluding Garden)



Outbuilding
Approx. 30.8 sq. metres (331.7 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.2 sq. feet)



Total area: approx. 102.7 sq. metres (1105.5 sq. feet)
Dell Road

BREENS

GET IN TOUCH

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VISIT US

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These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.